

**2618 24A Street SW**  
**Calgary, Alberta**

**MLS # A2305820**



**\$830,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,024 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters		

**Inclusions:** Deep freeze, Basement shelving, Bar fridge

This is the one you've been waiting for! Set in the heart of the established SW community of Richmond, this residence delivers the space, character, and location that rarely come together at this price point. Steps to Richmond Elementary, A.E. Cross Junior High, and Central Memorial High School, and enjoy everything Marda Loop has to offer just minutes away. Inside, the home is warm and inviting from the moment you walk in. Afternoon light pours into the west-facing living room, where a stone fireplace anchors the space and sets the tone for cozy Calgary evenings. Walnut hardwood carries through to the dining area, which flows naturally into a kitchen designed for those who love to cook. Think Bosch gas range, quartz countertops, ample thoughtful storage and a charming breakfast nook. The backyard extends the living space beautifully, with a patio framed by mature trees that creates a sense of privacy and calm you rarely find in the inner city. Spanning over 2,800 sqft of living space throughout. The second floor hosts three bedrooms including a primary retreat with vaulted ceilings, a California closet, and lovely 4-piece ensuite bathroom. Laundry is also on this level. Up on the third floor, a welcoming sun-soaked loft offers flexible space that adapts to whatever your life calls for, whether a home office, creative studio, sleeping quarters or quiet reading nook. Downstairs, the finished basement rounds things out with a generous rec room, a fourth bedroom + full bath, giving everyone in the home their own space to breathe. Updates include A/C (2022), and a newer furnace. A rare opportunity to own a truly turnkey home in one of Calgary's most connected and character-filled inner-city neighbourhoods.